



MEMORANDUM

ED&HS
Agenda Item No. 4 (A)

TO: Honorable Chairperson Barbara Carey-Shuler, Ed. D.
and Members, Board of County Commissioners

DATE: December 10, 2003

FROM: George M. Burgess
County Manager

SUBJECT: Authority to Transfer
Land For Infill Housing
Initiative to Various Not-
for-Profit Organizations

RECOMMENDATION

It is recommended that the Board approve the attached resolution authorizing the conveyance of five parcels of land to Greater Miami Neighborhoods, Inc., four parcels of land to Habitat for Humanity of Greater Miami, Inc., two parcels of land to Haven Economic Development, Inc., two parcels of land to Miami Beach Community Foundation, Inc., ten parcels of land to Miami-Dade Affordable Housing Foundation, Inc., one parcel of land to West Perrine Community Development Corporation, Inc., and four parcels of land to Goulds Community Development Corporation, Inc., at a price of ten dollars (\$10.00) to each organization. The lots, more specifically identified (Exhibit "A") in the attached County deeds (Exhibit "B"), are to be utilized by these not-for-profit corporations for infill housing development, and will be conveyed in accordance with Section 125.38, Florida Statutes. It is further recommended that the Board waive any liens to the conveyed properties, as permitted by Chapter 17, Article VII of the County Code.

BACKGROUND

On May 2, 2000, the Board approved Resolution No. R-432-00, which authorized the County Manager to establish and implement certain actions and processes necessary to more efficiently administer Miami-Dade County's Infill Housing Initiative. One of these actions included the authorization to continue to transfer ownership of County-owned lots to not-for-profit development corporations that are ready, willing, and able to develop housing units, as prescribed under the Miami-Dade County Infill Housing Initiative. In addition, the Board approved Chapter 17, Article VII of the County Code, sponsored by Commissioner Dr. Barbara M. Carey-Shuler, which created a specific methodology for handling infill housing, including identification of property and adjacent property, acquisition of property, transfer and sale of property, reversion of title to the County in the event of non-performance, forgiveness of liens, and construction and rehabilitation loan provisions. To further promote its advocacy of affordable housing development, the Board passed Resolution R-754-03, sponsored by Commissioner Rebeca Sosa, on July 8, 2003. This Resolution directed the County Manager to transfer undesignated real property to MDHA for consideration for affordable housing development prior to circulation as surplus. The identified County parcels will be conveyed to the qualified community development corporations described below. A list of the principals of each organization is attached for your reference.

With the exception of one of the four parcels of land being conveyed to Habitat for Humanity of Greater Miami, Inc., the County acquired all of the other affected properties that are the subject of these

conveyances for infill housing via tax deed. Pursuant to Section 107.502(8) of the Florida Statutes, all tax certificates and liens, which predate issuance of the tax deed to the County, are cancelled and have no further legal force or effect. Those liens that were placed on the properties subsequent to the issuance of the Tax Deed to Miami-Dade County require Board authorization to release. According to our title searches there are currently no outstanding liens on any of these properties.

Greater Miami Neighborhoods (GMN), Inc., is a 501 (c) (3) not-for-profit corporation established on May 8, 1985, operating as a public-private partnership for the purpose of providing affordable housing for very low- and low-income families. GMN has helped develop over 4,000 affordable rental apartments, and produced over 500 single-family homeownership opportunities for low-income residents. GMN has also extended its homeownership efforts in cities such as Jacksonville, Orange Park, Ocala, Tampa and St. Petersburg. Since its inception in 1985, GMN has worked in partnership with 20 community-based non-profit groups to develop nearly 5,000 affordable housing units throughout Florida, valued at over \$350 million, and has diversified itself by expanding its not-for-profit umbrella to include ownership of GMN Gulf Coast, Carib Maintenance Corp., and Carib Management, Inc.

Habitat for Humanity of Greater Miami, Inc., (Habitat for Humanity) is a 501 (c) (3) organization established in 1989, that builds homes in partnership with low-income families in need of a decent place to live. Habitat for Humanity provides homeownership opportunities to low-income families by building modest homes and providing the purchasers with interest-free loans. Habitat for Humanity also provides volunteer opportunities to all people desiring to work to eliminate poverty housing. Homes are built with volunteer labor, and materials purchased with donations from individuals, churches, businesses and foundations. Government funds are accepted for land acquisition, infrastructure, and administrative costs. Habitat for Humanity has built over 426 single-family affordable homes in Miami-Dade County. Habitat for Humanity entered into an affiliation agreement with the School Board of Miami-Dade County; specifically, the Training Centers to build and landscape six (6) homes per year as a commitment to the HOPE VI Redevelopment efforts. As a result, the Board conveyed six parcels of land for the joint venture with the School Board. This resolution will convey one (1) more parcel for that effort, and three (3) additional parcels for their commitment to infill development. To date, Habitat for Humanity has received a total of 27 parcels through resolutions R-623-02, R-145-03 and R-598-03.

Haven Economic Development, Inc., (HEDI) is a 501 (c) (3) corporation established on June 22, 1998, to build affordable housing for low- and moderate-income residents. HEDI has been developing homes for the past four years, and has completed 123 single-family homes in Miami-Dade County, and 59 homes in Broward County for qualified low-income residents. HEDI's executive director is a general contractor, a respected and accredited MAI Appraiser, Real Estate Broker, and former lender with years of experience in all types of housing and loan programs. HEDI's record of accomplishments, and the experience of its staff and Board, speaks well for its future stability and its ability to continue providing the very best in affordable housing to the lower income residents of South Florida. HEDI is a non-profit Community Housing Development Organization (CHDO) that has sought and received \$3

million in funding from a variety of public/private sources. To date, HEDI has received a total of three (3) parcels of land for infill development through resolution R-598-03. The lots being conveyed through this resolution will complete the initial commitment of five (5) lots for development through the Infill Housing Initiative.

The Miami Beach Community Foundation, Inc., is a 501 (c) (3) corporation established on April 28, 2000, to engage in community development activities in Miami-Dade County. The Miami Beach Community Foundation, Inc., entered into a joint-venture agreement with Rivers Development Group (RDG), Inc., for the purpose of building and operating affordable infill housing development projects for low- and moderate-income families and elderly individuals. RDG's development team has participated and worked with both not-for-profit organizations, and for-profit affordable housing developments throughout all phases of Low-Income Housing Tax Credit programs, including SAIL and Homeownership programs. RDG helped develop several privately owned rental apartments, including Kensington Garden and the River West Apartment. RDG is presently developing Citadel Apartments, a nine-story, 72 unit apartments/condominium, and awaiting permitting for development of Riverside Homes of South Florida, a 24 unit townhomes development in the East Little River area.

Miami-Dade Affordable Housing Foundation, Inc., (the Foundation) was activated by the Housing Finance Authority (HFA) of Miami-Dade County in January 1999. The Foundation is a 501 (c) (3) corporation created to further the goals and objectives of affordable housing. The Foundation has a charitable and social mission to increase the access of low- and moderate-income families to affordable mortgage financing, to support community economic development related to housing, and lessen the impact of the demand for affordable housing on local and government resources. The Foundation, in coordination with HFA, issued a Request for Proposal (RFP) for the construction of infill homes. This initiative is the result of Resolution number R-376-01 sponsored by Commissioner Dorrin Rolle, which transferred \$6 million of Surtax funds to the HFA for the construction of 150 infill homes in the HOPE VI Scott/Carver Homes target areas. To date, the Foundation has received a total of 61 parcels of land for infill development through resolutions R-240-02, R-623-02, R-819-02, R-145-03, and R-598-03.

West Perrine Community Development Corporation (WPCDC), Inc., is a 501 (c) (3) corporation established on August 19, 1985, to improve the economic environment and overall quality of life in West Perrine through commercial revitalization, capital improvements and housing development projects. Since its inception in 1985, WPCDC has undertaken numerous economic development initiatives in an effort to strengthen employment and economic development, which includes the West Perrine Enterprise Center, the Lee Arthur Lawrence Commercial Center Phase I, and Phase II, the Housing Opportunity Center, the Walker Avenue Industrial Service Incubator and the Hibiscus Retail Center. WPCDC has sought to address the overwhelming demand for affordable housing in West Perrine by building 170 single-family units of affordable housing for low- and moderate-income persons, and have 200 units at various development stages. WPCDC is also presently involved in major commercial developments such as, a Food Distribution Center, a Donut Factory, expansion of the South Florida Blood Bank, a Comprehensive Medical and Health Center, and the Miami-Dade

College's West Perrine Entrepreneurial Education Center. WPCDC and the Heritage Corporation have built 162 units of multi-family housing for low-income families on Campbell Drive in Homestead. WPCDC has successfully sought and received over \$15 million in grants and various public/private financial sources. The lot being conveyed to WPCDC through this resolution is not a buildable lot by itself, and will be combined with existing parcels owned by WPCDC, which are also not buildable without the County's parcel. WPCDC is committed to developing the lots once combined through the Infill Housing Initiative.

Goulds Community Development Corporation, Inc., (Goulds CDC) is a 501 (c) (3) corporation established in April 1993, to improve employment and economic development, affordable housing, revitalize commercial building, and enhance community pride in the Goulds urban neighborhoods. Goulds CDC offers counseling and education in credit repair and money management, and homeownership opportunities to first-time homebuyers. Goulds CDC is presently developing the Colonial Village, a 13 single-family affordable housing complex for qualified low-income residents. Goulds CDC has successfully established relationships with financial institutions to secure funding for predevelopment and hard construction costs for commercial and housing developments. Goulds CDC will issue a Request for Proposals (RFP) to select qualified general contractors for development of the parcels being conveyed through this resolution. Goulds CDC is a local non-profit Community Housing Development Organization (CHDO).

The conveyance of these properties will continue the successful implementation of the Infill Housing Initiative. With the exception of the parcel being conveyed to Habitat for Humanity as part of the Hope VI redevelopment efforts, the parcels in this conveyance were reviewed and determined suitable for infill development by the Infill Housing Advisory Committee (IHAC).



Assistant County Manager

Infill Housing Initiative
Not-For-Profit Organizations Principals

Name of Organizations	Principals	Title
Greater Miami Neighborhoods, Inc 300 NW 12 th St., Miami	Agustin Dominguez	President
Habitat For Humanity of Greater Miami 9300 S. Dadeland Blvd., Miami	Anne Manning	Executive Director
Haven Economic Development, Inc. 140 NE 83 rd St., Miami	Harris Millman	President/Executive Director
Miami Beach Community Foundation, Inc 3907 Adra Ave., Miami	Rolando Tapanes	President
	Tom Jelke	Vice President
	Yvette Aleman	Secretary
Miami-Dade Affordable Housing Foundation, Inc. 25 W Flagler, Miami	Opal A. Jones	Executive Director
	Patricia Brannon	President (2/04)
West Perrine Community Development Corporation 17755 Homestead Ave., Miami	Ed Hanna	President & Chief Executive Officer
Gould Community Development Corporation 11293 SW 216 St., Miami	Robin Oxford	Executive Director

Infill Housing Initiative
Not-For-Profit Joint Ventures Principals

CDC's Joint Ventures/Contractors	Principals	Title
Miami-Beach Community Foundation, Inc., Joint Venture Agreement – Rivers Development, Inc. 1865 Brickell Ave., Miami	Oscar Rivero	President

Conveyance #6
As of October 31, 2003

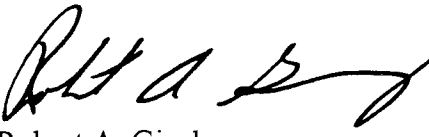
Organization	Folio Number	Address	CDC/Developer	Zoning	Dist	Dim	Size (Square Feet)
Greater Miami Neighborhoods, Inc.	01-3122-014-0350	1767 NW 47 St	Greater Miami Neighborhoods, Inc.	R-2	3	44x109	4,796
Greater Miami Neighborhoods, Inc.	01-3122-014-0370	1785 NW 47 St	Greater Miami Neighborhoods, Inc.	R-2	3	44x109	4,796
Greater Miami Neighborhoods, Inc.	01-3122-052-0490	1534 NW 53 St	Greater Miami Neighborhoods, Inc.	R-2	3	100x100	10,000
Greater Miami Neighborhoods, Inc.	01-3122-052-0910	1430 NW 52 St	Greater Miami Neighborhoods, Inc.	R-2	3	50x105	5,250
Greater Miami Neighborhoods, Inc.	01-3123-011-0410	4912 NW 11 Ave	Greater Miami Neighborhoods, Inc.	R-1	3	50x100	5,000
Habitat for Humanity of Greater Miami, Inc.	01-3136-051-0170	1603 NW 1 Pl	Habitat for Humanity of Greater Miami, Inc.	RU-4M	3	30 X 57	1,710
Habitat for Humanity of Greater Miami, Inc.	30-3110-010-0370	1793 NW 75 St	Habitat for Humanity of Greater Miami, Inc.	RU-1	2	75 X 110	8,250
Habitat for Humanity of Greater Miami, Inc.	30-3110-011-0240	1755 NW 77 St	Habitat for Humanity of Greater Miami, Inc.	RU-1	2	50 X 105	5,250
Habitat for Humanity of Greater Miami, Inc.	30-3110-063-0010	A portion of 7400-20 NW 22 Ave. (Tracts 10 and 14)	Habitat for Humanity of Greater Miami, Inc.	RU-2	2		15,340
Haven Economic Development, Inc.	30-3101-003-2800	9310 NW 3 AVE	Haven Economic Development, Inc.	RU-3B	3	47.99x138	6,623
Haven Economic Development, Inc.	08-2122-022-0080	Adj to 13834 NW 23 Ave	Haven Economic Development, Inc.	RU-1	1		
Miami Beach Community Development Corporation	30-5032-012-0800	Adj E 18145-47 SW 105 Ave	Miami Beach Community Development Corporation	RU-2	9	164x136	22,304
Miami Beach Community Development Corporation	01-0102-080-1060	475 NW 9 St	Miami Beach Community Development Corporation	R-3	3		10,000
Miami-Dade Affordable Housing Foundation, Inc	30-3111-041-0240	7925 NW 15 Ave	Miami-Dade Affordable Housing Foundation, Inc.	RU-2	2	100 X 93	9,300
Miami-Dade Affordable Housing Foundation, Inc	30-3103-019-0640	Adj W / 1931 Nw 97 St	Miami-Dade Affordable Housing Foundation, Inc.	RU-3B	2	100x140	14,000
Miami-Dade Affordable Housing Foundation, Inc	01-3114-027-0510	1541 NW 64 St	Miami-Dade Affordable Housing Foundation, Inc.	R-2	2	40x85	3,400
Miami-Dade Affordable Housing Foundation, Inc	01-3114-027-0880	1524 NW 64 St	Miami-Dade Affordable Housing Foundation, Inc.	R-1	2	40x85	3,400
Miami-Dade Affordable Housing Foundation, Inc	01-3114-036-2250	920 NW 66 St	Miami-Dade Affordable Housing Foundation, Inc.	R-1	2	50x106	5,300
Miami-Dade Affordable Housing Foundation, Inc	30-2134-005-0870	1930 NW 113 Terr	Miami-Dade Affordable Housing Foundation, Inc.	RU-1	2	75x105	7,875
Miami-Dade Affordable Housing Foundation, Inc	30-2135-000-0170	1021 NW 103rd St	Miami-Dade Affordable Housing Foundation, Inc.	RU-2	2	120x115	13,800
Miami-Dade Affordable Housing Foundation, Inc	30-3110-028-1130	2135 NW 70 St	Miami-Dade Affordable Housing Foundation, Inc.	RU-2	2	50x75	3,750
Miami-Dade Affordable Housing Foundation, Inc	30-3115-017-0260	7024 NW 19 Ave	Miami-Dade Affordable Housing Foundation, Inc.	RU-2	2	50X100	5,000
Miami-Dade Affordable Housing Foundation, Inc	30-3111-041-0010	Adj E / 8101 NW 15 AVE	Miami-Dade Affordable Housing Foundation, Inc.	RU-1	2	95.75 X 93	8,900
West Perrine, CDC	30-5032-016-0860	Eureka Dr. to SW 182 St	West Perrine, CDC	RU-2	9		34,090
Goulds CDC	30-6912-000-0370	Adj W / 11870 SW 213 st	Goulds CDC	RU-2	9		30,492
Goulds CDC	30-6913-000-0450	S / (across St) from 12245 SW 220 st	Goulds CDC	RU-2	9		31,799
Goulds CDC	30-6912-008-1533	SW (across St) from 12055 SW 213 St	Goulds CDC	RU-2	9	100x107	10,700
Goulds CDC	30-6912-008-1580	Adj E / 12055 SW 213 St	Goulds CDC	RU-2	9	100x108	10,800



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D. **DATE:** January 20, 2004
and Members, Board of County Commissioners

FROM: 
Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CONVEYANCE OF FIVE PARCELS OF LAND TO GREATER MIAMI NEIGHBORHOODS, INC., FOUR PARCELS OF LAND TO HABITAT FOR HUMANITY OF GREATER MIAMI, INC., TWO PARCELS OF LAND TO HAVEN ECONOMIC DEVELOPMENT, INC., TWO PARCELS OF LAND TO MIAMI BEACH COMMUNITY FOUNDATION, INC., TEN PARCELS OF LAND TO MIAMI-DADE AFFORDABLE HOUSING FOUNDATION, INC., ONE PARCEL OF LAND TO WEST PERRINE COMMUNITY DEVELOPMENT CORPORATION, INC., AND FOUR PARCELS OF LAND TO GOULDS COMMUNITY DEVELOPMENT CORPORATION, INC., FOR INFILL DEVELOPMENT AT A PRICE OF TEN DOLLARS (\$10.00) TO EACH ORGANIZATION, IN ACCORDANCE WITH SECTION 125.38, FLORIDA STATUTES; AND WAIVING ANY LIENS TO THE CONVEYED PROPERTIES PURSUANT TO CHAPTER 17, ARTICLE VII OF THE COUNTY CODE; AUTHORIZING THE COUNTY MANAGER TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH SAME; AND AUTHORIZING EXECUTION OF COUNTY DEEDS FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, for the properties described in the accompanying County Deeds, copies of which are incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA that this Board, pursuant to section 125.38 Florida Statutes, hereby authorizes the conveyance of five parcels of land to the Greater Miami Neighborhoods, Inc., four parcels of land to Habitat for Humanity of Greater Miami, Inc., two parcels

of land to Haven Economic Development, Inc., two parcels of land to Miami Beach Community Foundation, Inc., 15 parcels of land to Miami-Dade Affordable Housing Foundation, Inc., one parcel of land to West Perrine Community Development Corporation, Inc., and four parcels of land for Goulds Community Development Corporation, Inc., for infill housing development at a price of ten (\$10.00) to each organization; waive any liens on the conveyed properties pursuant to Chapter 17, Article VII of the County Code; execute such contracts and agreements as are required by this governmental body following their approval by the county attorney; authorizes the County Manager to take all actions necessary to accomplish the conveyances of said property; and authorizes the Mayor to execute said County Deeds, in substantially the form attached hereto as Exhibit "B".

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

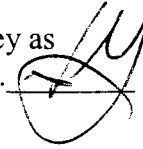
Barbara Carey-Shuler Ed.D., Chairperson	
Katy Sorenson, Vice-Chairperson	
Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorrian D. Rolle
Natacha Seijas	Rebeca Sosa
Senator Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of January, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency.



By: _____
Deputy Clerk

Instrument prepared by and return to:

Jeff Cutt

Miami-Dade County GSA

111 N.W. 1 Street, Suite 2460

Miami, Florida 33128-1907

Folio No. 01-3122-014-0350, 01-3122-014-0370,

01-3122-052-0490, 01-3122-052-0910, 01-3123-011-0410

COUNTY DEED

THIS DEED, made this ____ day of _____, 2003 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1st Street Suite 17-202, Miami, Florida 33128-1963, and Greater Miami Neighborhoods, Inc., party of the second part, whose address is 300 SW 12th Avenue, Miami, FL 33128:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Dade County, Florida (the "Property"):

As legally described in Exhibit "A" attached hereto and made a part hereof

This conveyance is made subject to the following restrictions:

1. Each parcel shall be developed with an affordable single family home that meets the guidelines of the Infill Housing Initiative. The following maximum sale prices are to be used as a guide only and both are subject to change in accordance with applicable funding source guidelines. Currently, the maximum sales price for projects using Surtax funding is \$145,000. The maximum sales price for projects using SHIP funding is \$119,400 (not to exceed \$89.00 per square foot).
2. Build the home(s) to meet or exceed the Minimum Housing Quality Standards for Surtax and Ship funding (See Appendix 4).
3. The property shall be reasonably developed or rehabilitated with affordable housing within one year of conveyance.
4. The Party of the Second Part shall pay all closing costs to purchase the lots and to convey the completed home.
5. That the home shall remain as affordable housing for at least ten (10) years.

The Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, except:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
- c) The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any re-entry hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon completion of the constructed housing the Party of the Second Part shall provide the County a copy of the Certificate of Occupancy for the constructed housing. Upon receiving the Certificate of Occupancy and proof of compliance with all the deed restrictions listed above, the County shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all four deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

The Party of the Second Part, its successors or assigns, covenants to maintain the housing constructed on the property as affordable housing for at least ten (10) years from the date of first occupancy, and any deed of conveyance of the completed housing shall contain a restriction stating that the property shall remain as affordable housing for the requisite number of remaining years left on this restriction.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the County. If the Party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the County shall have the right to re-enter and take possession of the property and to terminate and re-vest in the County the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the County, shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit in any way the lien of any valid mortgage or Deed or Trust permitted by this Deed.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency _____

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2003.

**GREAT MIAMI NEIGHBORHOODS, INC.
EXHIBIT A**

Folio # 01-3122-014-0350

17 TH AVE MANOR PB 18-43

LOT 26 BLK 2

LOT SIZE 44 X 109

Folio # 01-3122-014-0370

17 TH AVE MANOR PB 18-43

LOT 29 BLK 2

LOT SIZE 44 X 109

Folio # 01-3122-052-0490

FLORAL PARK 1 ST AMD PL PB 8-5

LOTS 4 & 5 BLK 3

LOT SIZE 100 X 100

Folio # 01-3122-052-0910

FLORAL PARK 1 ST AMD PL PB 8-5

LOT 4 BLK 5

73R-57109

LOT SIZE 50 X 105

Folio # 01-3123-011-0410

23 53 41

CRESTWOOD PB 8-7

LOT 23 BLK 2

LOT SIZE 50 X 100

Exhibit B

Instrument prepared by and return to:

Jeff Cutt

Miami-Dade County GSA

111 N.W. 1 Street, Suite 2460

Miami, Florida 33128-1907

Folio No. 01-3136-051-0170, 30-3110-010-0370,

30-3110-011-0240

COUNTY DEED

THIS DEED, made this ____ day of _____, 2003 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and Habitat for Humanity of Greater Miami, Inc., party of the second part, whose address is 9350 South Dadeland Blvd, Suite 200, Miami, FL 33156:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Dade County, Florida (the "Property"):

As legally described in Exhibit "A" attached hereto and made a part hereof

This conveyance is made subject to the following restrictions:

1. Each parcel shall be developed with an affordable single family home that meets the guidelines of the Infill Housing Initiative. The following maximum sale prices are to be used as a guide only and both are subject to change in accordance with applicable funding source guidelines. Currently, the maximum sales price for projects using Surtax funding is \$145,000. The maximum sales price for projects using SHIP funding is \$119,400 (not to exceed \$89.00 per square foot).
2. Build the home(s) to meet or exceed the Minimum Housing Quality Standards for Surtax and Ship funding (See Appendix 4).
3. The property shall be reasonably developed or rehabilitated with affordable housing within one year of conveyance.
4. The Party of the Second Part shall pay all closing costs to purchase the lots and to convey the completed home.
5. That the home shall remain as affordable housing for at least ten (10) years.

The Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, except:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
- c) The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgage(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any re-entry hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon completion of the constructed housing the Party of the Second Part shall provide the County a copy of the Certificate of Occupancy for the constructed housing. Upon receiving the Certificate of Occupancy and proof of compliance with all the deed restrictions listed above, the County shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all four deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

The Party of the Second Part, its successors or assigns, covenants to maintain the housing constructed on the property as affordable housing for at least ten (10) years from the date of first occupancy, and any deed of conveyance of the completed housing shall contain a restriction stating that the property shall remain as affordable housing for the requisite number of remaining years left on this restriction.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the County. If the Party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the County shall have the right to re-enter and take possession of the property and to terminate and re-vest in the County the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the County, shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit in any way the lien of any valid mortgage or Deed or Trust permitted by this Deed.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency _____

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2003.

**HABITAT FOR HUMANITY OF GREATER MIAMI, INC.
EXHIBIT "A"**

FOLIO 01-3136-051-0170

WADDELLS RESUB PB 1-169

W57FT OF LOT 22 BLK 34

LOT SIZE 30 X 57

FOLIO 30-3110-010-0370

TENNYSON HGTS PB 19-41

LOTS 19-20 & 21 BLK 5

PR ADD 1793 NW 75 ST

LOT SIZE 75 X 110

FOLIO 30-3110-011-0240

VICTORIA MANOR PB 22-5

LOT 14 BLK 2

LOT SIZE 50 X 105

Exhibit B

Instrument prepared by and return to:
Mercedes Sanchez
Miami-Dade County GSA
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907
Folio No. 30-3110-063-0010

COUNTY DEED

THIS DEED, made this ____ day of _____, 2003 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1st Street Suite 17-202, Miami, Florida 33128-1963, and Habitat for Humanity, party of the second part, whose address is 9300 South Dadeland Boulevard, Miami, Florida 33156:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Dade County, Florida (the "Property"):

As legally described in Exhibit "A" attached hereto and made a part hereof

This conveyance is made subject to the following restrictions:

1. Each parcel shall be developed with an affordable single family home that meets the guidelines of the Infill Housing Initiative. The following maximum sale prices are to be used as a guide only and both are subject to change in accordance with applicable funding source guidelines. Currently, the maximum sales price for projects using Surtax funding is \$145,000. The maximum sales price for projects using SHIP funding is \$119,400 (not to exceed \$89.00 per square foot).
2. Build the home(s) to meet or exceed the Minimum Housing Quality Standards for Surtax and Ship funding (See Appendix 4).
3. The property shall be reasonably developed or rehabilitated with affordable housing within one year of conveyance.
4. The Party of the Second Part shall pay all closing costs to purchase the lots and to convey the completed home.
5. That the home shall remain as affordable housing for at least ten (10) years.

The Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, except:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
- c) The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgage(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any re-entry hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon completion of the constructed housing the Party of the Second Part shall provide the County a copy of the Certificate of Occupancy for the constructed housing. Upon receiving the Certificate of Occupancy and proof of compliance with all the deed restrictions listed above, the County shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all four deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

The Party of the Second Part, its successors or assigns, covenants to maintain the housing constructed on the property as affordable housing for at least ten (10) years from the date of first occupancy, and any deed of conveyance of the completed housing shall contain a restriction stating that the property shall remain as affordable housing for the requisite number of remaining years left on this restriction.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the County. If the Party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the County shall have the right to re-enter and take possession of the property and to terminate and revest in the County the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the County, shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit in any way the lien of any valid mortgage or Deed or Trust permitted by this Deed.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency _____

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2003.

**HABITAT FOR HUMANITY
EXHIBIT A**

FOLIO NUMBER: 30-3110-063-0010

TRACT 10

Begin at the Southwest corner of said Tract 10; Thence run N.00 °18'00"W. along the West line of said Tract 10 for a distance of 117.59 feet to a point of curvature of a circular curve concave to the Southeast and having for its elements a radius of 25 feet and a central angle of 89 °58'10"; Thence run Northeasterly along the arc of said circular curve for an arc distance of 39.26 feet to a point of tangency on the North line of said Tract 10; Thence run N.89 °40'10" along the North line of said Tract 10 for a distance of 167.53 feet to the Northeast corner of said Tract 10; Thence run S.00 °20'29"E. along the East line of said Tract 10 for a distance of 142.56 feet to the Southeast corner of said Tract 10; Thence run S.89 °39'55"W. along the South line of said Tract 10 for a distance of 192.62 feet to the Point of Beginning.

TRACT 14

Begin at the Southwest corner of said Tract 14; Thence run N.00 °18'00"W. along the West line of said Tract 14 for a distance of 67.58 feet to a point; Thence run N.00 °07'37"E. along the West line of said Tract 14 for a distance of 90.35 feet to the Northwest corner of said Tract 14; Thence run N.89 °41'34"E. along the most Northerly line of said Tract 14 for a distance of 65.00 feet to the most Northeasterly corner of said Tract 14; Thence run S.00 °07'37"W. along the most Westerly East line of said Tract 14 for a distance of 50.00 feet to a point; Thence run N.89 °41'34"E. for a distance of 75.74 feet to the most Easterly Northeast corner of said Tract 14; Thence run S.00 °11'25"W. along the Easterly line of said Tract 14 for a distance of 46.30 feet to a point; Thence run S.00 °19'22"E. along the Easterly line of said Tract 14 for a distance of 67.57 feet to a point; Thence run S.89 °40'10"W. along the South line of said Tract 14 for a distance of 140.72 feet to the Point of Beginning.

Exhibit B

Instrument prepared by and return to:
Jeff Cutt
Miami-Dade County GSA
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907
Folio No. 30-3101-003-2600, 08-2122-022-0080

COUNTY DEED

THIS DEED, made this ____ day of _____, 2003 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1st Street Suite 17-202, Miami, Florida 33128-1963, and Haven Economic Development, Inc., party of the second part, whose address is 140 NE 83 St, Miami, FL 33138:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Dade County, Florida (the "Property"):

As legally described in Exhibit "A" attached hereto and made a part hereof

This conveyance is made subject to the following restrictions:

1. Each parcel shall be developed with an affordable single family home that meets the guidelines of the Infill Housing Initiative. The following maximum sale prices are to be used as a guide only and both are subject to change in accordance with applicable funding source guidelines. Currently, the maximum sales price for projects using Surtax funding is \$145,000. The maximum sales price for projects using SHIP funding is \$119,400 (not to exceed \$89.00 per square foot).
2. Build the home(s) to meet or exceed the Minimum Housing Quality Standards for Surtax and Ship funding (See Appendix 4).
3. The property shall be reasonably developed or rehabilitated with affordable housing within one year of conveyance.
4. The Party of the Second Part shall pay all closing costs to purchase the lots and to convey the completed home.
5. That the home shall remain as affordable housing for at least ten (10) years.

The Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, except:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
- c) The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgage(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any re-entry hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon completion of the constructed housing the Party of the Second Part shall provide the County a copy of the Certificate of Occupancy for the constructed housing. Upon receiving the Certificate of Occupancy and proof of compliance with all the deed restrictions listed above, the County shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all four deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

The Party of the Second Part, its successors or assigns, covenants to maintain the housing constructed on the property as affordable housing for at least ten (10) years from the date of first occupancy, and any deed of conveyance of the completed housing shall contain a restriction stating that the property shall remain as affordable housing for the requisite number of remaining years left on this restriction.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the County. If the Party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the County shall have the right to re-enter and take possession of the property and to terminate and re-vest in the County the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the County, shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit in any way the lien of any valid mortgage or Deed or Trust permitted by this Deed.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency _____

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2003.

HAVEN ECONOMIC DEVELOPMENT, INC.
EXHIBIT A

Folio # 30-3101-003-2600
PINEWOOD PARK AMD PL 2ND ADD
PB 34-84
LOT 9 BLK 20
LOT SIZE 47.990 X 138

Folio # 08-2122-022-0080
MONGIELLO MANOR PB 69-72
LOT 7 LESS N59FT & LOT 8 LESS
N59FT OF E37.61FT BLK 1
LOT SIZE SITE VALUE

Exhibit B

Instrument prepared by and return to:

Jeff Cutt

Miami-Dade County GSA

111 N.W. 1 Street, Suite 2460

Miami, Florida 33128-1907

Folio No. 30-5032-012-0800, 01-0102-080-1060

COUNTY DEED

THIS DEED, made this ____ day of _____, 2003 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1st Street Suite 17-202, Miami, Florida 33128-1963, and Miami Beach Community Foundation, Inc., party of the second part, whose address is 3907 Adra Avenue, Miami, FL 33010:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Dade County, Florida (the "Property"):

As legally described in Exhibit "A" attached hereto and made a part hereof

This conveyance is made subject to the following restrictions:

1. Each parcel shall be developed with an affordable single family home that meets the guidelines of the Infill Housing Initiative. The following maximum sale prices are to be used as a guide only and both are subject to change in accordance with applicable funding source guidelines. Currently, the maximum sales price for projects using Surtax funding is \$145,000. The maximum sales price for projects using SHIP funding is \$119,400 (not to exceed \$89.00 per square foot).
2. Build the home(s) to meet or exceed the Minimum Housing Quality Standards for Surtax and Ship funding (See Appendix 4).
3. The property shall be reasonably developed or rehabilitated with affordable housing within one year of conveyance.
4. The Party of the Second Part shall pay all closing costs to purchase the lots and to convey the completed home.
5. That the home shall remain as affordable housing for at least ten (10) years.

The Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, except:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
- c) The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any re-entry hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon completion of the constructed housing the Party of the Second Part shall provide the County a copy of the Certificate of Occupancy for the constructed housing. Upon receiving the Certificate of Occupancy and proof of compliance with all the deed restrictions listed above, the County shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all four deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

The Party of the Second Part, its successors or assigns, covenants to maintain the housing constructed on the property as affordable housing for at least ten (10) years from the date of first occupancy, and any deed of conveyance of the completed housing shall contain a restriction stating that the property shall remain as affordable housing for the requisite number of remaining years left on this restriction.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the County. If the Party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the County shall have the right to re-enter and take possession of the property and to terminate and re-vest in the County the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the County, shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit in any way the lien of any valid mortgage or Deed or Trust permitted by this Deed.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency _____

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2003.

MIAMI BEACH COMMUNITY FOUNDATION, INC.
EXHIBIT A

Folio # 30-5032-012-0800

32 55 40 .54 AC

WEST PERRINE PB 43-15

N1/2 OF LOT 3 BLK 12

LOT SIZE 164 X 136

Folio # 01-0102-080-1060

MIAMI NORTH PB B-41

S50FT OF N100FT OF LOTS 11 & 12

& S50FT OF LOTS 11 & 12 BLK 28

Exhibit B

Instrument prepared by and return to:

Jeff Cutt

Miami-Dade County GSA

111 N.W. 1 Street, Suite 2460

Miami, Florida 33128-1907

Folio No. 30-3111-041-0240, 30-3103-019-0640,

01-3114-027-0510, 01-3114-027-0880, 01-3114-036-2250,

30-2134-005-0870, 30-2135-000-0170, 30-3110-028-1130,

30-3115-017-0260, 30-3111-041-0010

COUNTY DEED

THIS DEED, made this ____ day of _____, 2003 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and Miami-Dade Affordable Housing Foundation, Inc., party of the second part, whose address is 25 West Flagler Street, Suite 750, Miami, FL 33130:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Dade County, Florida (the "Property"):

As legally described in Exhibit "A" attached hereto and made a part hereof

This conveyance is made subject to the following restrictions:

1. Each parcel shall be developed with an affordable single family home that meets the guidelines of the Infill Housing Initiative. The following maximum sale prices are to be used as a guide only and both are subject to change in accordance with applicable funding source guidelines. Currently, the maximum sales price for projects using Surtax funding is \$145,000. The maximum sales price for projects using SHIP funding is \$119,400 (not to exceed \$89.00 per square foot).
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- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
- c) The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgage(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any re-entry hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon completion of the constructed housing the Party of the Second Part shall provide the County a copy of the Certificate of Occupancy for the constructed housing. Upon receiving the Certificate of Occupancy and proof of compliance with all the deed restrictions listed above, the County shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all four deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

The Party of the Second Part, its successors or assigns, covenants to maintain the housing constructed on the property as affordable housing for at least ten (10) years from the date of first occupancy, and any deed of conveyance of the completed housing shall contain a restriction stating that the property shall remain as affordable housing for the requisite number of remaining years left on this restriction.

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default within thirty (30) days, the County shall have the right to re-enter and take possession of the property and to terminate and re-vest in the County the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the County, shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit in any way the lien of any valid mortgage or Deed or Trust permitted by this Deed.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency _____

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2003.

**MIAMI-DADE AFFORDABLE HOUSING, INC.
EXHIBIT "A"**

**FOLIO 30-3111-041-0240
EVERGLADES AVE HGTS PB 16-66
LOTS 19 & 20 BLK 3
LOT SIZE 100 X 93**

**FOLIO 30-3103-019-0640
WOODLAND ADD PB 6-85
LOTS 7 & 8 BLK 15
LOT SIZE 100 X 140**

**FOLIO 01-3114-027-0510
E LIBERTY CITY SEC A PB 39-19
LOT 5 LESS S5FT BLK 3
LOT SIZE 40 X 85**

**FOLIO 01-3114-027-0880
E LIBERTY CITY SEC A PB 39-19
LOT 18 LESS N5 FT BLK 4
LOT SIZE 40 X 85**

**FOLIO 01-3114-036-2250
SEVENTH AVE PK PB 17-17
LOT 9 BLK 11
LOT SIZE 50 X 106**

**FOLIO 30-2134-005-0870
LITTLE RIVER FARMS PB 44-39
LOT 10 BLK 7
LOT SIZE 75 X 105**

**FOLIO 30-2135-000-0170
W120FT OF E305FT OF S165FT OF
SE1/4 OF SW1/4 OF SE1/4 LESS
S50FT FOR R/W
LOT SIZE 120 X 115**

**FOLIO 30-3110-028-1130
PARA VILLA HEIGHTS PB 3-106
E1/2 OF W100.49FT OF S75FT OF
BLK 21
LOT SIZE 50 X 75**

**MIAMI-DADE AFFORDABLE HOUSING, INC.
EXHIBIT "A"**

**FOLIO 30-3115-017-0260
PARA VILLA HGTS PB 3-106
S50FT OF N177.03FT OF E100.48FT
OF BLK 3
LOT SIZE 50 X 100**

**FOLIO 30-3111-041-0010
EVERGLADES AVE HGTS PB 16-66
LOTS 1 & 2 BLK 2
LOT SIZE 95.75 X 93**

Exhibit B

Instrument prepared by and return to:
Jeff Cutt
Miami-Dade County GSA
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907
Folio No. 30-5032-016-0860

COUNTY DEED

THIS DEED, made this ____ day of _____, 2003 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1st Street Suite 17-202, Miami, Florida 33128-1963, and West Perrine Community Development Corporation, Inc., party of the second part, whose address is 17755 Homestead Avenue, Miami, FL 33157:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Dade County, Florida (the "Property"):

As legally described in Exhibit "A" attached hereto and made a part hereof

This conveyance is made subject to the following restrictions:

1. Each parcel shall be developed with an affordable single family home that meets the guidelines of the Infill Housing Initiative. The following maximum sale prices are to be used as a guide only and both are subject to change in accordance with applicable funding source guidelines. Currently, the maximum sales price for projects using Surtax funding is \$145,000. The maximum sales price for projects using SHIP funding is \$119,400 (not to exceed \$89.00 per square foot).
2. Build the home(s) to meet or exceed the Minimum Housing Quality Standards for Surtax and Ship funding (See Appendix 4).
3. The property shall be reasonably developed or rehabilitated with affordable housing within one year of conveyance.
4. The Party of the Second Part shall pay all closing costs to purchase the lots and to convey the completed home.
5. That the home shall remain as affordable housing for at least ten (10) years.

The Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, except:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
- c) The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any re-entry hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon completion of the constructed housing the Party of the Second Part shall provide the County a copy of the Certificate of Occupancy for the constructed housing. Upon receiving the Certificate of Occupancy and proof of compliance with all the deed restrictions listed above, the County shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all four deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

The Party of the Second Part, its successors or assigns, covenants to maintain the housing constructed on the property as affordable housing for at least ten (10) years from the date of first occupancy, and any deed of conveyance of the completed housing shall contain a restriction stating that the property shall remain as affordable housing for the requisite number of remaining years left on this restriction.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the County. If the Party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the County shall have the right to re-enter and take possession of the property and to terminate and re-vest in the County the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the County, shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit in any way the lien of any valid mortgage or Deed or Trust permitted by this Deed.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency _____

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2003.

WEST PERRINE COMMUNITY DEVELOPMENT CORPORATION, INC.
EXHIBIT A

Folio # 30-5032-016-0860
ROSEHAVEN PB 49-49
LOTS 1 THRU 6 LESS W50FT BLK 7
LOT SIZE SITE VALUE

Exhibit B

Instrument prepared by and return to:

Jeff Curtt

Miami-Dade County GSA

111 N.W. 1 Street, Suite 2460

Miami, Florida 33128-1907

Folio No. 30-6912-000-0370, 30-6913-000-0450,

30-6912-008-1533, 30-6912-008-1580

COUNTY DEED

THIS DEED, made this ____ day of _____, 2003 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1st Street Suite 17-202, Miami, Florida 33128-1963, and Goulds Community Development Corporation, Inc., party of the second part, whose address is 11293 SW 216 Street, Miami, FL 33170:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Dade County, Florida (the "Property"):

As legally described in Exhibit "A" attached hereto and made a part hereof

This conveyance is made subject to the following restrictions:

1. Each parcel shall be developed with an affordable single family home that meets the guidelines of the Infill Housing Initiative. The following maximum sale prices are to be used as a guide only and both are subject to change in accordance with applicable funding source guidelines. Currently, the maximum sales price for projects using Surtax funding is \$145,000. The maximum sales price for projects using SHIP funding is \$119,400 (not to exceed \$89.00 per square foot).
2. Build the home(s) to meet or exceed the Minimum Housing Quality Standards for Surtax and Ship funding (See Appendix 4).
3. The property shall be reasonably developed or rehabilitated with affordable housing within one year of conveyance.
4. The Party of the Second Part shall pay all closing costs to purchase the lots and to convey the completed home.
5. That the home shall remain as affordable housing for at least ten (10) years.

The Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, except:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
- c) The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any re-entry hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon completion of the constructed housing the Party of the Second Part shall provide the County a copy of the Certificate of Occupancy for the constructed housing. Upon receiving the Certificate of Occupancy and proof of compliance with all the deed restrictions listed above, the County shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all four deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

The Party of the Second Part, its successors or assigns, covenants to maintain the housing constructed on the property as affordable housing for at least ten (10) years from the date of first occupancy, and any deed of conveyance of the completed housing shall contain a restriction stating that the property shall remain as affordable housing for the requisite number of remaining years left on this restriction.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the County. If the Party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the County shall have the right to re-enter and take possession of the property and to terminate and re-vest in the County the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the County, shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit in any way the lien of any valid mortgage or Deed or Trust permitted by this Deed.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency _____

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2003.

GOULDS COMMUNITY DEVELOPMENT CORPORATION, INC.
EXHIBIT A

Folio # 30-6912-000-0370
12 56 39 .70 AC
E100.48FT OF W135.48FT OF
S304.75FT OF N634.5FT OF SE1/4
OF SE1/4 PER DB 2277-4

Folio # 30-6913-000-0450
13 56 39 .73 AC M/L
BEG 80FTW OF NE COR OF SE1/4 OF
NW1/4 TH W220FT S125FT E300FT
N55FT W80FT N70FT TO POB
LOT SIZE IRREGULAR

Folio # 30-6912-008-1533
12-13 56 39 .25 AC
DIXE PINES PB 31-51
E100FT OF W308.5FT OF N1/2 TR 15
LOT SIZE 100 X 107

Folio # 30-6912-008-1580
12-13 56 39 .25 AC
DIXIE PINES PB 31-51
W100FT OF E205FT OF S1/2 TR 16
LOT SIZE 100 X 108



MIAMI-DADE HOUSING AGENCY

INFILL HOUSING INITIATIVE

GSA BID LOTS

NO.	ADDRESS	FOLIO	DIST.	CITYWIDE	DEVELOPER / CDC	JOINT VENTURE/ CONTRACTOR	DATE	BID NUM	RESO NO.	CLOSE DATE	DUE DATE	FINST EXTENSION	NEW EXTENSION	% OF COMPL.	COMMENTS
1	16119 NW 30 AVE	30-3118-009-4340	2	CITYWIDE/ Armando P. Aleman		FINEHARD	04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Closed
2	3084 NW 60 ST	30-3118-009-3350	2	CITYWIDE/ Armando P. Aleman		FINEHARD	04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Pending Closing
3	21831 SW 111 AVE	30-4018-003-0950	9	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Finished(C.O. 11-2002) Closed
4	7769 NW 15 AVE	30-3111-031-0720	2	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Finished(C.O. 11-2002) Closed
5	1461 NW 15 AVE	30-3111-031-0920	2	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Closed 5-1-03
6	1812 NW 69 TERR	30-3115-005-6250	2	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Finished/
7	3302 NW 46 ST	30-3120-027-0020	3	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Closed 01/2003
8	4209 NW 24 AVE	30-3122-032-0180	3	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Finished
9	SW 108 AVE & 219 ST	30-8018-003-1040	8	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Pending Permit
10	1320 NW 81 TERR	30-3111-011-0040	2	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Re-design 2BR UNIT
11	4304 NW 23 CT	30-3122-025-0510	3	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Re-plating : Dividing into two lots
12	3910 NW 23 AVE	30-3122-008-1880	3	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Process # C2002085370
13	NW 157 ST & 38 CT	30-1217-004-3060	1	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Process # C2002085371
14	1873 NW 69 ST	30-3115-005-6410	2	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Under Construction - Permit # 2003-378979
15	4508 NW 31 AVE	30-3121-033-0130	3	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Process # C2002201105
16	3100 NW 53 ST	30-3121-016-0120	3	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Public Hearing
17	5264 NW 30 CT	30-3121-031-0480	3	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Design phase
18	2151 NW 48 ST	30-3122-026-0480	3	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Design phase
19	4692 NW 21 AVE	30-3122-026-0060	3	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Design phase
20	787 NW 43 ST	01-3123-033-0050	3	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Design phase
21	1870 NW 42 ST	01-3128-008-0260	3	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Design phase
22	1833 NW 59 ST	01-3113-063-0480	3	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Design phase
23	1870 NW 42 ST	01-3113-063-0480	3	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Design phase
24	5624 NE MIAMI PLACE	01-3113-065-2420	3	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Design phase
25	733 NW 69 ST	01-3114-019-0940	2	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Design phase
26	873 NW 69 ST	01-3114-019-0960	2	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Design phase
27	1541 NW 67 ST	01-3114-018-0090	2	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Design phase
28	1473 NW 68 ST	01-3114-018-0470	2	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Design phase
29	1451 NW 68 TERR	01-3114-018-1750	2	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Design phase
30	1580 NW 69 ST	01-3114-018-1180	2	FORTEX / Marcelo Ali			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Design phase
31	781 NW 55 ST	01-3114-028-0100	3	FORTEX / Marcelo Ali			12-17-02	4	R-1468-02	03-07-03	03-07-04	N/A		100%	Pre-design development
32	NW 164 ST & NW 40 CT	30-2117-005-0002	1	FORTEX / Marcelo Ali			12-17-02	4	R-1468-02	03-07-03	03-07-04	N/A		100%	Pre-design development
33	2136 NW 69 ST	30-3115-024-0040	3	ABS MANAGEMENT / Isaac Simhon			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Closed 2-21-02
34	2360 NW 67 ST	30-3115-040-0260	3	ABS MANAGEMENT / Isaac Simhon			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Closed 2-21-02
35	2345 NW 66 ST	30-3115-040-0320	3	ABS MANAGEMENT / Isaac Simhon			04-24-01	1	R-414-01	06-07-01	06-07-02	12-07-02		100%	Closed 2-21-02
36	6295 NW 23 AVE	30-3115-037-0160	2	MDAHE / Ornel Jones		Citywide	03-12-02	2	R-240-02	05-01-02	05-01-03	05-01-04			To be Transferred to Contractor
37	Adi 3061 NW 64 ST	30-3115-006-0041	2	MDAHE / Ornel Jones		E&S Constr.	03-12-02	2	R-240-02	05-01-02	05-01-03	N/A			Closed
38	NW 64 ST & 31 AVE	30-3116-006-0120	2	MDAHE / Ornel Jones		E&S Constr.	03-12-02	2	R-240-02	05-01-02	05-01-03	05-01-04			Pending Closing
39	3014 NW 63 ST	30-3115-006-0960	2	MDAHE / Ornel Jones		E&S Constr.	03-12-02	2	R-240-02	05-01-02	05-01-03	05-01-04			To be Transferred to Contractor
40	16602 NW 38 PL	30-2117-004-2260	1	ELITE CONSTR. / Hiram Collazo		ELITE CONSTR.	03-12-02	2	R-240-02	05-01-02	05-01-03	05-01-04			Under Construction
41	1923 NW 95 TERR	30-3103-019-1000	2	ELITE CONSTR. / Hiram Collazo			03-12-02	2	R-240-02	05-01-02	05-01-03	05-01-04			Pending Closing/ C.O. #2003-105534



MIAMI-DADE HOUSING AGENCY
INFILL HOUSING INITIATIVE
GSA BID LOTS

NO.	ADDRESS	FOLIO	DIST.	DEVELOPER / CDC	JOINT VENTURE/ CONTRACTOR	DATE	BID NUM	RESO NO.	CLOSE DATE	DUE DATE	FIRST EXTENSION	NEW EXTENSION	% OF COMPL	COMMENTS
42	3201 NW 95 ST	30-3104-005-0090	2	ELITE CONSTR. / Hiram Collazo		03-12-02	2	R-240-02	05-01-02	05-31-03	N/A		100%	Closed
PERSONAL PARADISE														
43	1730 NW 66 TERR	30-3110-036-0040	2	Personal Paradise / O. Castellanos		03-12-02	2	R-240-02	05-22-02	05-22-03	05-22-04			Disapproved Process # C2003002318
44	2228 NW 80 ST	30-3110-067-1330	2	Personal Paradise / O. Castellanos		03-12-02	2	R-240-02	05-22-02	05-22-03	05-22-04			Disapproved Process # C2003002293
45	8150 NW 14 AVE	30-3111-037-0350	2	Personal Paradise / O. Castellanos		03-12-02	2	R-240-02	05-22-02	05-22-03	05-22-04			Disapproved Process # C2003002336
46	Adi 1925 NW 15 AVE	30-3111-041-0231	2	Personal Paradise / O. Castellanos		03-12-02	2	R-240-02	05-22-02	05-22-03	05-22-04			Disapproved Process # C2003002336
47	2480 NW 65 TERR	30-3115-001-0231	2	Personal Paradise / O. Castellanos		03-12-02	2	R-240-02	05-22-02	05-22-03	05-22-04			Disapproved Process # C2003002336
48	2340 NW 55 ST	30-3115-040-0030	3	Personal Paradise / O. Castellanos		03-12-02	2	R-240-02	05-22-02	05-22-03	05-22-04			Disapproved Process # C2003002336
49	2340 NW 55 TERR	30-3115-040-0050	3	Personal Paradise / O. Castellanos		03-12-02	2	R-240-02	05-22-02	05-22-03	05-22-04			Disapproved Process # C2003002336
50	2131 NW 48 ST	30-3122-028-0250	3	Personal Paradise / O. Castellanos		03-12-02	2	R-240-02	05-22-02	05-22-03	05-22-04			Disapproved Process # C2003002336
51	18240 SW 102 AVE	30-6032-014-0150	9	Personal Paradise / O. Castellanos		07-23-02	3	R-816-02	09-03-02	09-03-03	03-03-04			Disapproved Process # C2003002336
52	10920 SW 218 TERR	30-6018-003-0850	9	Personal Paradise / O. Castellanos		07-23-02	3	R-816-02	09-03-02	09-03-03	03-03-04			Disapproved Process # C2003002336
53	11280 SW 218 ST	30-6018-003-1640	9	Personal Paradise / O. Castellanos		07-23-02	3	R-816-02	09-03-02	09-03-03	03-03-04			Disapproved Process # C2003002336
54	10711 SW 220 ST	30-6018-004-0890	9	Personal Paradise / O. Castellanos		07-23-02	3	R-816-02	09-03-02	09-03-03	03-03-04			Disapproved Process # C2003002336
55	Adi(E)1799 NW 59 ST	30-3115-004-0280	3	Personal Paradise / O. Castellanos		12-17-02	4	R-1468-02	03-13-03	03-13-04				Disapproved Process # C2003002336
56	2377 NW 55 ST	30-3115-040-0700	3	Personal Paradise / O. Castellanos		12-17-02	4	R-1468-02	03-13-03	03-13-04				Disapproved Process # C2003002336
57	5924 NW 30 AVE	30-3116-009-2770	2	Personal Paradise / O. Castellanos		12-17-02	4	R-1468-02	03-13-03	03-13-04				Disapproved Process # C2003002336
58	2784 NW 58 ST	30-3116-009-4300	2	Personal Paradise / O. Castellanos		12-17-02	4	R-1468-02	03-13-03	03-13-04				Disapproved Process # C2003002336
59	5344 NW 30 CT	30-3121-031-0510	3	Personal Paradise / O. Castellanos		12-17-02	4	R-1468-02	03-13-03	03-13-04				Disapproved Process # C2003002336
60	5595 N MIAMI AVE	01-3113-051-0330	3	Personal Paradise / O. Castellanos		12-17-02	4	R-1468-02	03-13-03	03-13-04				Disapproved Process # C2003002336
61	Adi(W)3260 NW 53 ST	30-3121-034-0660	3	Personal Paradise / O. Castellanos		12-17-02	4	R-1468-02	03-13-03	03-13-04				Disapproved Process # C2003002336
62	5220 NW 24 CT	30-3122-018-0240	3	Personal Paradise / O. Castellanos		12-17-02	4	R-1468-02	03-13-03	03-13-04				Disapproved Process # C2003002336
63	Adi(W)2910 NW 47 ST	30-3121-023-0861	3	Personal Paradise / O. Castellanos		12-17-02	4	R-1468-02	03-13-03	03-13-04				Disapproved Process # C2003002336
64	1901 NW 48 ST	30-3122-014-1720	3	Personal Paradise / O. Castellanos		12-17-02	4	R-1468-02	03-13-03	03-13-04				Disapproved Process # C2003002336
65	Corner of NW 41 ST & 22 CT	30-3122-028-0300	3	Personal Paradise / O. Castellanos		12-17-02	4	R-1468-02	03-13-03	03-13-04				Disapproved Process # C2003002336
66	4414 NW 23 AVE	30-3122-025-0310	3	Personal Paradise / O. Castellanos		12-17-02	4	R-1468-02	03-13-03	03-13-04				Disapproved Process # C2003002336
DODEC														
67	W. Old Culer & SW 108 AVE	30-6018-005-0080	9	DODEC / Trevor Parity		07-23-02	3	R-816-02	09-13-02	09-13-03	09-13-04			Pre-development activities
68	W. Old Culer & SW 108 AVE	30-6018-005-0080	9	DODEC / Trevor Parity		07-23-02	3	R-816-02	09-13-02	09-13-03	09-13-04			Pre-development activities
69	W. Old Culer & SW 108 AVE	30-6018-005-0110	9	DODEC / Trevor Parity		07-23-02	3	R-816-02	09-13-02	09-13-03	09-13-04			Pre-development activities
70	Adi(E)1865 SW 217 ST	30-6912-004-0790	9	DODEC / Trevor Parity		07-23-02	3	R-816-02	09-13-02	09-13-03	09-13-04			Pre-development activities
71	Adi(W)21650 SW 119 AVE	30-6912-004-0791	9	DODEC / Trevor Parity		07-23-02	3	R-816-02	09-13-02	09-13-03	09-13-04			Pre-development activities
72	SW 216 ST & 119 AVE	30-6912-005-0010	9	DODEC / Trevor Parity		07-23-02	3	R-816-02	09-13-02	09-13-03	09-13-04			Pre-development activities
73	Adi(W)2170 SW 216 ST	30-6912-008-1120	9	DODEC / Trevor Parity		07-23-02	3	R-816-02	09-13-02	09-13-03	09-13-04			Pre-development activities
74	Adi(E)12130 SW 218 ST	30-6912-008-1140	9	DODEC / Trevor Parity		07-23-02	3	R-816-02	09-13-02	09-13-03	09-13-04			Pre-development activities
75	Adi(E)12260 SW 216 ST	30-6913-005-0480	9	DODEC / Trevor Parity		07-23-02	3	R-816-02	09-13-02	09-13-03	09-13-04			Pre-development activities
PINARD GROUP, INC.														
76	SW 221 ST & 117 AVE	30-6912-003-0180	9	PINARD GROUP, INC. / Michael Pinard		07-23-02	3	R-816-02	09-12-02	09-12-03				Process # C2003-012632/ Initiated Reverter Provision
77	Adi(E)11936 SW 212 AVE	30-6912-004-0180	9	PINARD GROUP, INC. / Michael Pinard		07-23-02	3	R-816-02	09-12-02	09-12-03				Process # C2003-012632/ Initiated Reverter Provision
78	Adi(W)12208 SW 216 ST	30-6912-003-0080	9	PINARD GROUP, INC. / Michael Pinard		07-23-02	3	R-816-02	09-12-02	09-12-03				Process # C2003-012632/ Initiated Reverter Provision
79	Adi(E)12245 SW 220 ST	30-6912-008-0130	9	PINARD GROUP, INC. / Michael Pinard		07-23-02	3	R-816-02	09-12-02	09-12-03				Process # C2003-012632/ Initiated Reverter Provision
80	Adi(E)12111 SW 220 ST	30-6912-008-0180	9	PINARD GROUP, INC. / Michael Pinard		07-23-02	3	R-816-02	09-12-02	09-12-03				Process # C2003-012632/ Initiated Reverter Provision

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MIAMI-DADE HOUSING AGENCY
INFILL HOUSING INITIATIVE

GSA BID LOTS

NO.	ADDRESS	FOLIO	DIST.	DEVELOPER / CDC	JOINT VENTURE/ CONTRACTOR	DATE	BID NUM	RESO NO.	CLOSE DATE	DUE DATE	FIRST EXTENSION	NEW EXTENSION	% OF COMPL.	COMMENTS
81	Adj 0011770 SW 222 ST	30-8913-001-0540	9	PINARD GROUP INC./ Michael Pinard		07-23-02	3	R-818-02	09-12-02	09-12-03				Process # C2003-012632/ Initiated Reverter Provision
82	3344 NW 50 ST	30-3721-019-0220	3	PINARD GROUP INC./ Michael Pinard		12-17-02	4	R-1488-02	03-14-03	03-14-04				Pre-development activities
83	3295 NW 50 ST	30-3721-034-1813	3	PINARD GROUP INC./ Michael Pinard		12-17-02	4	R-1488-02	03-14-03	03-14-04				Pre-development activities
84	3031 NW 51 TERR	30-3721-037-0390	3	PINARD GROUP INC./ Michael Pinard		12-17-02	4	R-1488-02	03-14-03	03-14-04				Pre-development activities
85	2138 NW 51 ST	30-3722-007-0180	3	PINARD GROUP INC./ Michael Pinard		12-17-02	4	R-1488-02	03-14-03	03-14-04				Pre-development activities
86	2164 NW 51 ST	30-3722-007-0210	3	PINARD GROUP INC./ Michael Pinard		12-17-02	4	R-1488-02	03-14-03	03-14-04				Pre-development activities

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